

Memorandum

Date: March 31, 2021

To: Pam Howard, Senior Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Bonterra PUD amendment (2104-PUD-11)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, M/I Homes of Indiana, LP hosted a Neighbor Meeting on Wednesday, March 24, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at the Simon Moon Park Pavillion.

Petitioner representatives included Jonathan Isaacs of M/I Homes, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Pam Howard of the Westfield planning staff and City Council member Mike Johns. Also, among the attendees were five interested neighbors.

A summary of the meeting follows.

The project team met with neighbors to explain the proposal and answer questions. There was discussion of the proposal and the proposed changes in land use, entrance locations and trail connectivity. One neighbor asked if Bonterra will result in a new traffic light on State Road 32. It was explained that while a traffic light is not part of this proposal, the alignment of the entry drive with the Sandpiper Lakes entrance is required by public officials. The possibility of traffic light would be a future decision by INDOT, if it were to ever occur.

The existing pipeline and electric transmission line easements were discussed, with the explanation that there are significant limitations on what can be installed within these areas. The "Park" area was discussed with the explanation that this would not be a City-owned park but more of a neighborhood green space that would connect to a neighborhood pedestrian trail system. Existing vegetation along the Midland Trace Trail will remain. It is believed that most of such vegetation may lie within the existing trail right-of-way.

There was discussion of the homes to be constructed. The three-story homes south of the proposed general office area will be accessed by an internal alley. Elevations of the proposed homes were shared. The owners association will be responsible for the exterior maintenance of the homes as well as the grounds and snow removal.

The Bonterra proposal was generally well received by the attendees.

There being no further questions or comments from attendees, the meeting concluded at approximately 7:15 p.m.